

Sutter County Economic Forecast

Sutter County is one of the major agricultural counties located in north central California. Sutter County, together with neighboring Yuba County, constitute what is known as the Yuba City Metropolitan Statistical Area.

The population of Sutter County was 81,000 in 2001, and is projected to reach 92,700 residents by the year 2010, an increase of 14 percent.

Due in part to seasonal variations in employment, agriculturally oriented counties like Sutter usually report higher unemployment rates. Sutter's 2001 annual average unemployment rate (12.4 percent) was high compared to the state's rate of 5.2 percent, but has dropped to its present level from a high of 18.3 percent recorded in 1992.

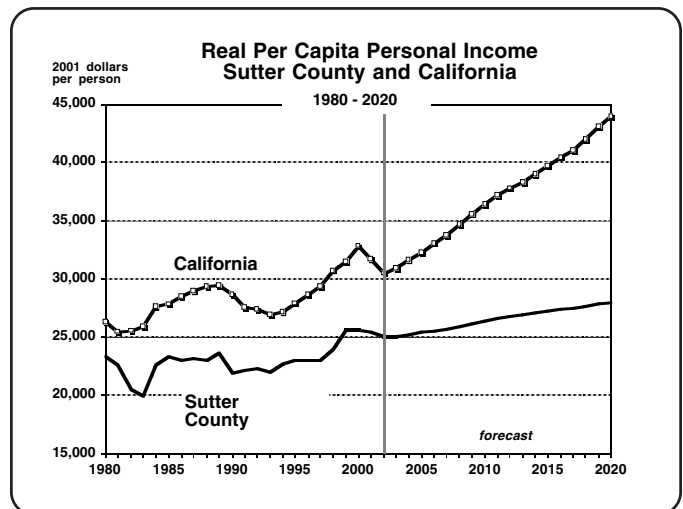
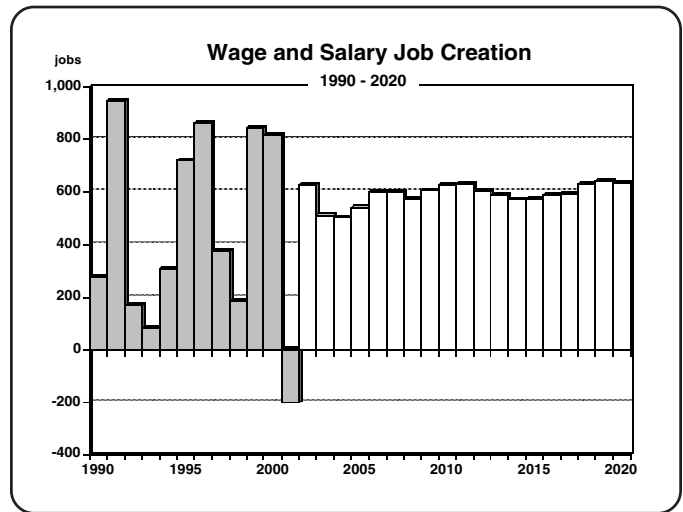
Sutter's economy is based in agriculture, food processing, lumber and wood products, and government; these industries are export industries, bringing revenue in from outside the county. In addition, agribusiness industries generates two to three times that in other related industries. In recent years, the region has also experienced significant growth in light manufacturing.

One of California's most extensively farmed counties, Sutter County continues to support its agricultural heritage. Last year, agriculture provided almost 15 percent of the county's total employment. The availability of water and long growing seasons combine to produce a wide variety of healthy crops, including tomatoes, rice, peaches, dried plums, nuts, and other grains, all of which are distributed nationally and internationally.

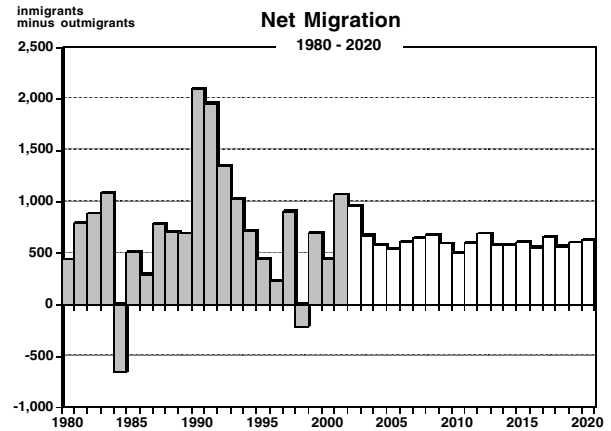
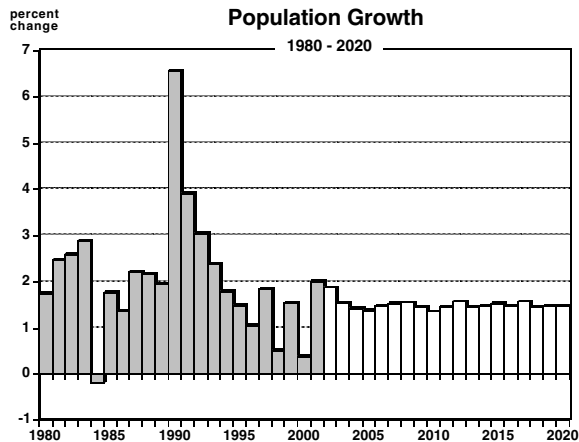
Government, another vital industry in Sutter County, provided 18 percent of the county's jobs, with the majority of jobs in local government. Industry projections for Sutter County indicate that government will add another 980 jobs during the next 5 years, most of which are estimated to be in the local government sector.

Forecast Highlights

- Non-farm job growth rises 2.2 percent per year over the next 5 years. The principal sector of growth occurs in government and services. Employment in the services sectors is forecast to increase 3.1 percent per year. Government sector jobs are forecast to increase at an average annual rate of 3.4 percent between 2002 and 2007.



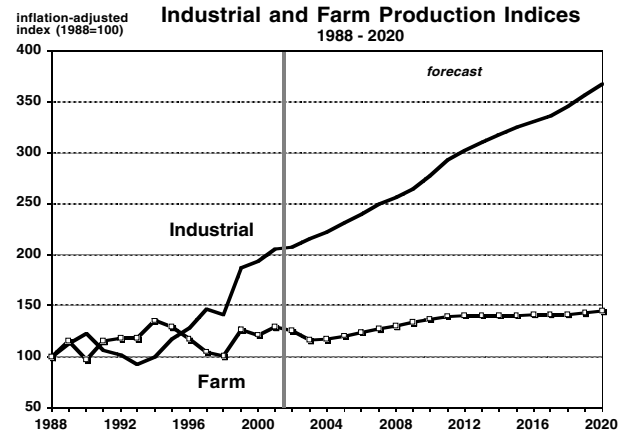
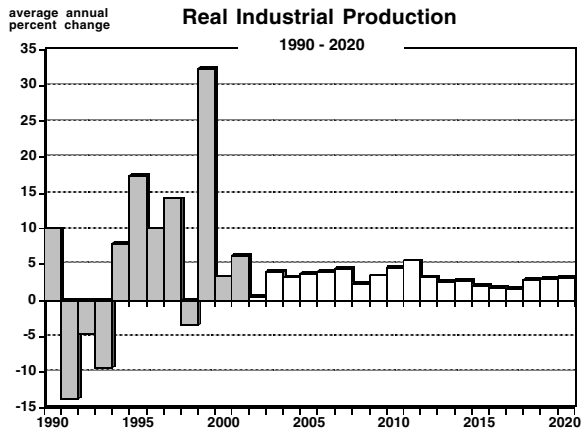
- Inflation-adjusted per-capita income increases 0.5 percent per year between 2002 and 2007. Between 1995 and 2000, the growth of real per capita income averaged 2.2 percent per year.
- On the strength of greater fertility and slightly positive net in-migration, the growth in population increases to 1.5 percent per year over the next 5 years. The number of new in-migrants is forecast to average nearly 700 persons per year.
- An average of 420 new residential units are authorized each year over the next 5 years.



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1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	75,300	444	68,066	26.7	474	\$0.5	\$1.4	\$23,024	\$301.6	\$0.5
1996	76,100	239	68,900	27.0	287	\$0.5	\$1.4	\$22,937	\$278.2	\$0.5
1997	77,500	912	65,863	27.3	246	\$0.5	\$1.5	\$23,041	\$259.1	\$0.6
1998	77,900	-213	69,738	27.6	208	\$0.6	\$1.6	\$23,957	\$255.5	\$0.6
1999	79,100	699	71,990	27.8	183	\$0.6	\$1.8	\$25,641	\$337.2	\$0.8
2000	79,400	450	74,244	27.0	249	\$0.7	\$1.9	\$25,670	\$337.1	\$0.8
2001	81,000	1,074	75,982	27.2	394	\$0.8	\$2.1	\$25,416	\$378.7	\$0.8
2002	82,530	963	75,792	28.2	460	\$0.8	\$2.1	\$25,041	\$382.4	\$0.8
2003	83,801	675	75,911	28.7	420	\$0.8	\$2.2	\$25,005	\$361.8	\$0.9
2004	84,997	577	76,238	29.3	399	\$0.9	\$2.3	\$25,185	\$373.9	\$0.9
2005	86,181	543	76,663	29.7	392	\$0.9	\$2.5	\$25,372	\$396.0	\$0.9
2006	87,452	613	77,117	30.2	410	\$0.9	\$2.6	\$25,520	\$418.3	\$1.0
2007	88,783	650	77,636	30.7	424	\$1.0	\$2.7	\$25,729	\$442.2	\$1.0
2008	90,168	682	78,186	31.2	337	\$1.0	\$2.9	\$25,940	\$464.1	\$1.0
2009	91,481	592	78,832	31.8	318	\$1.1	\$3.0	\$26,141	\$489.3	\$1.1
2010	92,725	505	79,659	32.3	395	\$1.1	\$3.1	\$26,411	\$515.1	\$1.1
2011	94,081	596	80,532	32.8	416	\$1.1	\$3.3	\$26,652	\$538.8	\$1.2
2012	95,561	695	81,492	33.3	445	\$1.2	\$3.5	\$26,778	\$559.5	\$1.2
2013	96,955	576	82,600	33.8	419	\$1.2	\$3.7	\$26,929	\$576.8	\$1.3
2014	98,387	576	83,723	34.4	379	\$1.3	\$3.8	\$27,084	\$592.5	\$1.3
2015	99,884	606	84,841	34.9	426	\$1.4	\$4.0	\$27,231	\$609.8	\$1.3
2016	101,357	555	85,991	35.4	415	\$1.4	\$4.2	\$27,397	\$629.3	\$1.4
2017	102,951	661	87,204	35.9	442	\$1.5	\$4.4	\$27,469	\$649.8	\$1.4
2018	104,450	562	88,389	36.4	421	\$1.6	\$4.7	\$27,640	\$668.2	\$1.4
2019	105,990	602	89,502	37.0	398	\$1.6	\$4.9	\$27,821	\$692.5	\$1.5
2020	107,558	629	90,528	37.5	379	\$1.7	\$5.1	\$27,965	\$720.5	\$1.5



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
21,833	4,225	1,075	1,650	733	5,717	892	4,233	3,408
22,692	4,625	983	1,817	800	5,700	875	4,483	3,508
23,067	4,300	1,100	1,875	792	5,917	817	4,600	3,767
23,250	4,233	1,108	1,858	842	6,033	867	4,625	3,783
24,092	4,083	1,200	2,067	867	6,183	975	4,992	3,825
24,908	4,092	1,233	1,958	808	6,308	1,000	5,392	4,217
24,706	3,638	1,370	1,950	848	6,200	1,010	5,450	4,340
25,331	3,769	1,345	1,951	901	6,331	983	5,536	4,514
25,842	3,825	1,386	1,950	934	6,427	967	5,669	4,683
26,345	3,876	1,406	1,941	962	6,523	953	5,835	4,849
26,884	3,932	1,415	1,937	991	6,631	940	6,023	5,013
27,484	3,997	1,423	1,944	1,045	6,753	921	6,230	5,170
28,081	4,035	1,426	1,967	1,094	6,892	901	6,445	5,322
28,654	4,046	1,424	1,995	1,138	7,045	880	6,659	5,467
29,257	4,070	1,419	2,023	1,186	7,209	863	6,880	5,607
29,883	4,094	1,415	2,049	1,239	7,387	849	7,109	5,742
30,513	4,117	1,412	2,067	1,295	7,574	834	7,339	5,874
31,115	4,144	1,408	2,080	1,342	7,761	819	7,552	6,009
31,702	4,169	1,406	2,095	1,380	7,945	807	7,748	6,153
32,272	4,184	1,403	2,112	1,416	8,127	792	7,930	6,308
32,847	4,193	1,400	2,129	1,454	8,305	776	8,112	6,478
33,435	4,200	1,398	2,147	1,492	8,481	761	8,297	6,660
34,026	4,209	1,396	2,161	1,532	8,652	743	8,483	6,851
34,656	4,224	1,393	2,177	1,582	8,821	726	8,682	7,050
35,296	4,240	1,389	2,189	1,640	8,993	706	8,881	7,257
35,926	4,256	1,385	2,198	1,687	9,165	689	9,076	7,470

